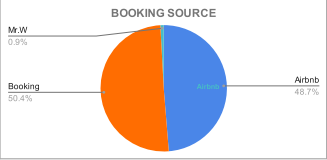




Property:	Casa di Nina		MXN
Investor	Celine Habibi	Avg. Daily Rate	\$980.67
Manager:	Jonatan Gutierrez		
Date	Diciembre	2025 Nights in Month	181

REVENUE	\$114,738.12
EXPENSES	\$12,660.00
PROFIT	\$102,078.12
MR W COMMISSION (15% OF REVENUE)	\$17,210.72
INVESTOR PAYOUT	\$ 84,867.40
OCCUPANCY RATE	64.64%



RESERVATION REVENUE APARTMENT 1							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Comments
0	Miguel Angel Pavon	Booking	Nov 30 - Dic 1	\$46.49	\$833.76	\$17.93	
3	Samantha Gamboa	Airbnb	Dic 1 - 4	\$212.05	\$3,816.90	\$18.00	
4	Juan Carlos Rojas Garcia	Booking	Dic 4 - 8	\$175.84	\$3,153.66	\$17.93	
1	Freddy Onofre Romero	Airbnb	Dic 8 - 9	\$70.68	\$1,272.30	\$18.00	
3	Lizardo Carvajal	Booking	Dic 9 - 12	\$143.94	\$2,581.46	\$17.93	
1	Lorena Olivares	Booking	Dic 12 - 13	\$49.27	\$883.62	\$17.93	
1	Emilio Rosales Olivares	Booking	Dic 13 - 14	\$45.62	\$818.16	\$17.93	
1	Freddy Onofre Romero	Airbnb	Dic 14 - 15	\$87.02	\$1,566.36	\$18.00	
1	Moritz Karczyk	Booking	Dic 15 - 16	\$46.15	\$827.58	\$17.93	
3	David Williams	Booking	Dic 19 - 22	\$192.64	\$3,454.85	\$17.93	
10	David Williams	Booking	Dic 22 - Ene 2	-	-	-	PENDIENTE
28				\$ 1,069.70	\$ 19,208.55	\$ 17.95	

RESERVATION REVENUE APARTMENT 2							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Comments
0	Paulina Mejia	Booking	Nov 30 - Dic 1	\$43.35	\$777.45	\$17.93	
1	Alan Fuentes	Booking	Dic 4 - 5	\$39.15	\$702.13	\$17.93	
2	Lorena Herrera	Airbnb	Dic 5 - 7	\$174.26	\$3,136.64	\$18.00	
5	Marisol Montejano	Airbnb	Dic 9 - 14	\$317.71	\$5,718.70	\$18.00	
1	Aristides Rafael Gomez	Booking	Dic 14 - 15	\$46.16	\$827.85	\$17.93	
4	Josue Castillo	Airbnb	Dic 15 - 19	\$241.02	\$4,338.40	\$18.00	
3	Julieta Fuentes	Airbnb	Dic 19 - 22	\$206.15	\$3,746.74	\$18.00	
1	Miguel Martinez	Booking	Dic 24 - 25	\$53.39	\$957.33	\$17.93	
3	Maritza Garcia	Airbnb	Dic 27 - 30	\$241.01	\$4,338.25	\$18.00	
1	Diana Barba	Airbnb	Dic 31 - Ene 1	\$96.50	\$1,736.91	\$18.00	
21				\$ 1,460.69	\$ 26,280.39	\$ 17.97	

RESERVATION REVENUE APARTMENT 3							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Comments
6	Pavel Smirnov	Airbnb	Dic 1 - 7	\$438.69	\$7,896.49	\$18.00	
4	Samantha Paz	Airbnb	Dic 11 - 12	\$262.93	\$4,732.80	\$18.00	
1	Moritz Jarczyk	Booking	Dic 15 - 16	\$46.15	\$827.58	\$17.93	
4	Ricardo Ramirez	Airbnb	Dic 17 - 21	\$262.94	\$4,732.95	\$18.00	
-	Owner	Owner	Dic 21 - 22	-	-	-	
1	Jesus Cruz Tellez	Mr.W	Dic 25 - 26	\$82.02	\$1,476.36	\$18.00	Captado por Mr.W
1	Karla Montes	Airbnb	Dic 28 - 29	\$82.48	\$1,484.66	\$18.00	
1	Ramirez Isabel	Booking	Dic 31 - Ene 1	-	-	-	PENDIENTE
18				\$ 1,175.22	\$ 21,150.84	\$ 17.99	

RESERVATION REVENUE APARTMENT 4							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Comments
-	Owner Block	Owner	Dic 1 - 5	-	-	-	
1	Luzcano Pablo	Booking	Dic 5 - 6	\$52.41	\$939.93	\$17.93	
1	Jose Fabian Gonzalez	Booking	Dic 6 - 7	\$49.41	\$886.13	\$17.93	
9	Thomas Callahan	Airbnb	Dic 9 - 18	\$584.08	\$10,513.39	\$18.00	
1	Jackeline Vega	Booking	Dic 19 - 20	\$45.49	\$815.83	\$17.93	
1	Diego Vargas	Booking	Dic 20 - 21	\$51.30	\$920.03	\$17.93	
2	Angela Cascio	Booking	Dic 30 - Ene 7	-	-	-	PENDIENTE
15				\$ 792.69	\$ 14,075.31	\$ 17.95	

RESERVATION REVENUE APARTMENT 7							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Comments
2	Zayra Ulloa	Booking	Dic 5 - 7	\$95.17	\$1,706.80	\$17.93	
4	Rodrigue O Cadiz San.	Booking	Dic 7 - 11	\$186.61	\$3,346.71	\$17.93	
3	Anabel Aguirre	Airbnb	Dic 11 - 14	\$226.43	\$4,075.67	\$18.00	
4	Oscar Lopez	Booking	Dic 14 - 18	\$187.49	\$3,362.49	\$17.93	
4	Michell Galan	Booking	Dic 19 - 23	\$227.09	\$4,072.69	\$17.93	
1	Isel Aguilar H	Booking	Dic 28 - 29	\$53.36	\$956.97	\$17.93	
1	Omar Tapia	Airbnb	Dic 31 - Ene 1	\$82.48	\$1,484.63	\$18.00	
19				\$ 1,058.63	\$ 19,005.97	\$ 17.95	

RESERVATION REVENUE APARTMENT 8							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Comments
3	Chris Miles-Paulson	Booking	Dic 5 - 8	\$145.82	\$2,615.17	\$17.93	
6	Fernando Unda	Airbnb	Dic 9 - 15	\$443.81	\$7,988.63	\$18.00	
3	Teresa deWilde	Booking	Dic 19 - 22	\$143.63	\$2,575.90	\$17.93	
2	Diana Vianey Luqueño	Booking	Dic 24 - 26	\$102.45	\$1,837.36	\$17.93	
2	Lara Unger	Booking	Dic 30 - Ene 3	-	-	-	PENDIENTE
16				\$ 835.71	\$ 15,017.06	\$ 17.95	

TOTAL	117		\$ 6,382.63	\$ 114,738.12	\$ 17.96		
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EXPENSES					
Date	Category	Description	Notes	Amount (MXN)	
	Limpieza	Iguala fijo mensual	1.00	\$ 10,000.00	
	Welcome Kit		46	\$ 2,300.00	
	Gas		0	\$ -	
	Basura		0	\$ -	
	Internet		0	\$ -	
	Compras		0	\$ -	
	Equipamiento		0	\$ -	
	Mantenimiento	Abrir chapa ya que estaba trabada	1	\$ 360.00	
	Mejoras		0	\$ -	
	Otros		0	\$ -	
	TOTAL			\$ 12,660.00	

BOOKING SOURCE					
Platform	Nights (#)	Percentage (%)	(\$ USD)	(\$ MXN)	
Airbnb	57	48.72%	\$ 4,032.25	\$ 72,580.42	
Booking	59	50.43%	\$ 2,268.36	\$ 40,681.34	
Owner	0	0.00%	\$ -	\$ -	
Mr.W	1	0.85%	\$ 82.02	\$ 1,476.36	
TOTAL	117	100.00%	\$ 6,382.63	\$ 114,738.12	

BALANCE				
\$ Captado por Mr.W	Comisión	Reembolsables	Saldo	A favor de:
\$1,476.36	\$17,210.72	\$ 12,660.00	-\$ 28,394.36	Mr.W

